

## EXHIBIT "A"

At the request of Benton M. Morgan the foregoing Deed  
is received and recorded March 5th, 1892 at 4:45  
O'clock P. M.

Test: John L. Jordan Clerk.

This Deed made this twenty first day of May in the year Eighteen hundred and Ninety one by me, George W. Wachtel, Assignee of Mortgage from Joseph Bowlus to Mosheim M. Metzger. Witnesseth whereas said Joseph Bowlus did by his deed of Mortgage dated on the tenth day of April in the year Eighteen hundred and Seventy five and recorded in Liber T. G. No. 3, folio 67 &c., one of the Land Records of Frederick County convey unto a certain Mosheim M. Metzger the real estate hereinafter described to secure the payment of the mortgage debt of twenty five hundred dollars therein mentioned, which Mortgage contained a proviso that if default should be made in the payment of the said Mortgage debt at the time therein specified, then it should be lawful for said Mosheim M. Metzger, his executors, administrators or assigns to sell said Mortgaged premises on the premises at Public sale on the terms therein set forth and to apply the proceeds of sale as therein specified and whereas said Mosheim M. Metzger duly assigned said Mortgage to said George W. Wachtel which assignment was duly recorded, and whereas there was such a default as authorized the exercise of said power of sale and said George W. Wachtel after having given bond as required by law and after having given notice of the time, place and terms of sale as required by said Mortgage sold said property at Public sale on the premises to a certain Benton M. Morgan he being the highest bidder; and reported his said sale to the Circuit Court for Frederick County as a Court of Equity, by which Court said sale was finally ratified and confirmed and said George W. Wachtel was by said Court authorized to convey to said purchaser the land and premises hereinafter described all of which fully appears in the proceedings in said Court, being No. 5792 Equity in said Court. Now therefore in consideration of the premises and the payment of the purchase money, namely three thousand four hundred and eighteen dollars and twenty nine cents, I, the said George W. Wachtel do grant unto said Benton M. Morgan all the